

ARTICLE 31 -

ADDING 5-7 WINTER ST., TO
THE MBTA NEIGHBORHOOD
MULTI-FAMILY (NMF)
SUBDISTRICT PARCEL LIST.



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Precinct 8 - For the Proponent

Amend the MBTA NMF Parcel List & Map

We are asking Town Meeting to amend the MBTA Neighborhood Multi-Family (NMF) Subdistrict Parcel List to add the 5-7 Winter St. parcel to the Map/Table listing all of the properties in the Neighborhood Multi-Family (NMF) Subdistrict.



- Add a row to the Parcel List table to include the property at 5-7 Winter Street; so that said row reads as follows:

Address	Owner	Existing Use Codes	Existing Use Description	Parcel Acres	Parcel Square Footage
5-7 Winter St,	AML Realty Trust	104	Two Family Residential	0.420	18,306

The East Arlington MBTA Districts.



Warrant Article 31 - Amending the MBTA NMF Parcel List

- 5- 7 Winter St., has been in our family as a family home since 1957.
- Last year we approved the MBTA Neighborhood Multi-Family (NMF) Subdistrict which allows multi floor apartment buildings in the district.
- Our home was left out of the NMF Subdistrict by the Arlington Redevelopment Board (ARB).

Add 5-7 Winter St. to the MBTA NMF District

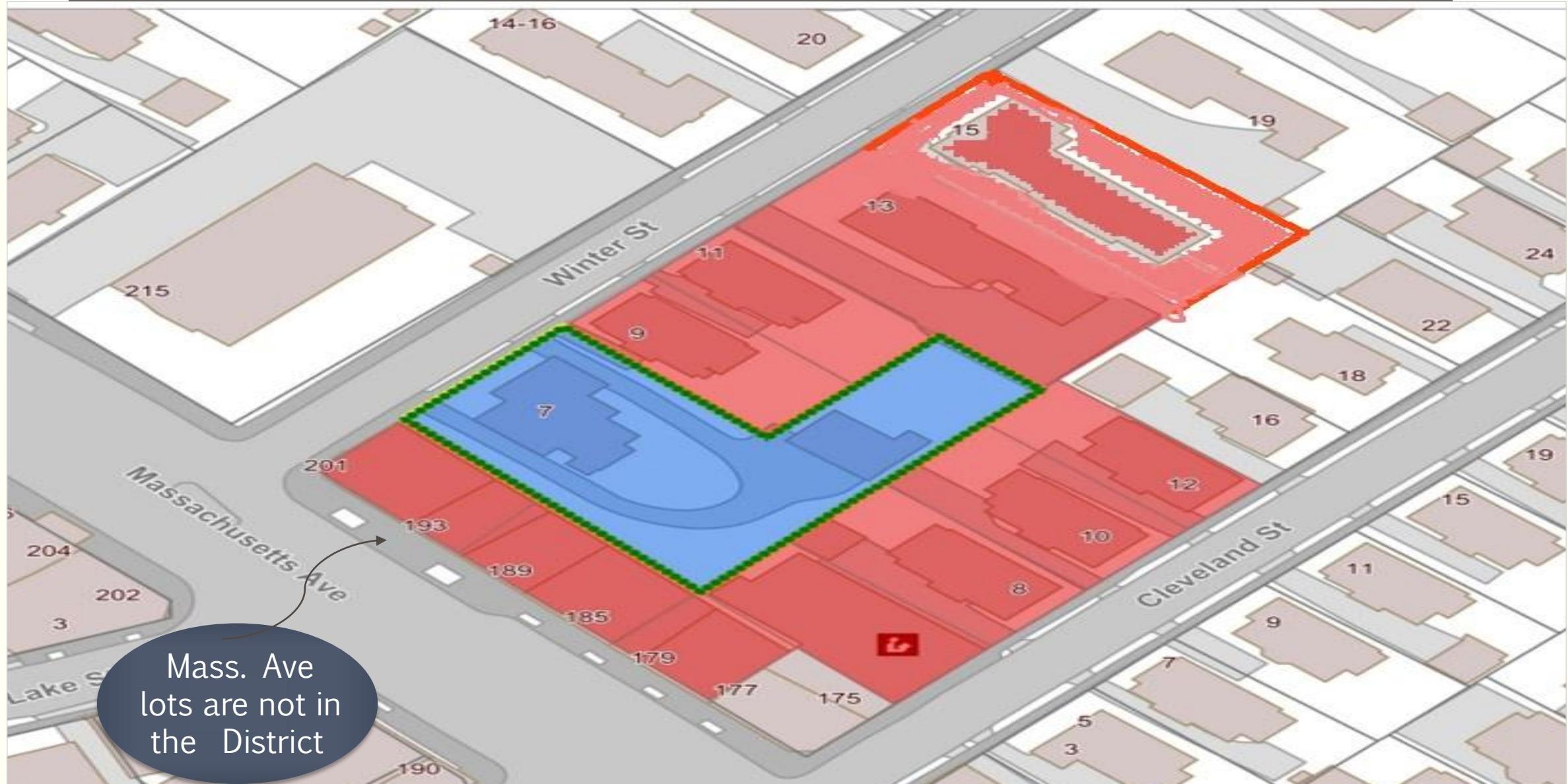
- The rational was that it is on the National Historic Register.
- 13 Winter St. and 15 Winter St. which are in the NMF are also on the National Historic Register.
- We are asking that our property also be included in the NMF out of fairness, equity and to help fulfill Arlington's desperate housing needs.

Article 31 – is good for the Arlington Community

As demonstrated below, 5-7 Winter St. is surrounded by NMF parcels. i.e., 9, 11, 13, 15 and 14-16 Winter St., as well as 8, 10 and 12 Cleveland St., the Summit House Condominium building and the Fox Library building and the commercial block on Mass. Ave.



Our lot is blue – our neighbors in the NMF are pink



Over head view of the Neighborhood

- 5 – 7 Winter St, is outlined in Blue. It can be seen that we extend behind 4 of our neighbors
 - Our neighbors in the MBTA NMF Subdistrict are outlined in red.



The future of East Arlington

If each of our neighbors, all included parcels, construct multi-family building, as the Town is now contemplating for the Fox Library parcel, the 5-7 Winter Street parcel would be surrounded by multi floor apartment buildings.

No one would never be able to replace or add onto the existing building with a similar structure as allowed on all of the sounding NMF district parcels.

It would be locked in as a two-family - R2 - parcel.

The future of East Arlington

A future owner may wish to subdivide the rear portion of the lot for the benefit of allowing the four abutters to increase their lot size to conform with zoning requirements for larger structures.

This would not be allowed without this amendment to the MBTA NMF Subdistrict map.

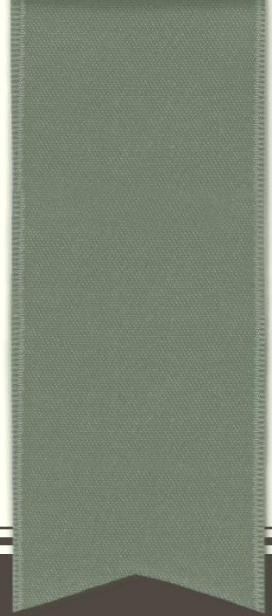
We request that you please vote in favor of the recommended
Vote of the ARB as printed in their report.

That the Zoning Bylaw be amended by making the following change to the MBTA Neighborhood Multi-Family (NMF) Subdistrict Parcel List.

VOTE AND RECOMMENDATION TO TOWN MEETING VOTE: Favorable Action (4-1)
that the Zoning Bylaw and Zoning Map/Table be and hereby is amended as follows:

- Add a row to the Parcel List table to include the property at 5-7 Winter Street; so that said row reads as follows:

Address	Owner	Existing Use Codes	Existing Use Description	Parcel Acres	Parcel Square Footage
5-7 Winter St.	AML Realty Trust	104	Two Family Residential	0.420	18,306



PLEASE VOTE YES ON ARTICLE 31

and the ARB Main Motion